

## WARRANTY DEED

49-1-18 ✓  
47-322**Know all Men by these Presents,**

13861

That I, THEODORE N. THIBEAULT, of Winslow, in the  
County of Kennebec, State of Maine,

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by KEVIN D. VEILLEUX, of Waterville, in the County of  
Kennebec, State of Maine,

whose mailing address is 61 Oak Street, Waterville, Maine 04901

TRANSFER  
TAX  
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said KEVIN D. VEILLEUX, his

heirs and assigns forever, A CERTAIN lot or parcel of land with the  
buildings thereon situated in Waterville, County of Kennebec, and  
State of Maine, and bounded and described as follows, to wit:

BEGINNING at an iron pin, in the west side of Messalonskee  
Avenue, and at the northeast corner of Mrs. Ernest Sawtelle's lot  
(now premises of Elaine M. Sawtelle); thence north forty-one  
degrees thirty minutes west (N 41° 30' W) and at a distance of one  
hundred (100) feet to an iron pin; thence north twenty-nine  
degrees fifteen minutes east (N 29° 15' E) and parallel to  
Messalonskee Avenue, and a distance of seventy-four and  
eight-tenths (74.8) feet to an iron pin; thence south fifty-eight  
degrees fifteen minutes east (S 58° 15' E) and a distance of  
ninety-four and three-tenths (94.3) feet to west line of  
Messalonskee Avenue; thence south twenty-nine degrees fifteen  
minutes west (S 29° 15' W) a distance of one hundred four (104)  
feet along Messalonskee Avenue to point begun at. EXCEPTING a  
small parcel described as follows: Beginning at the northeast  
corner of the premises described above at an iron pin in the west  
line of Messalonskee Avenue; thence southerly in the west line of  
Messalonskee Avenue a distance of twenty-five (25) feet to an  
iron pin; thence northwesterly and parallel to the north line of  
the above described property a distance of thirty (30) feet;  
thence northerly to an iron pin located in the north line of the  
property described above, and sixty-one (61) feet from the point  
begun at; thence south fifty-eight degrees fifteen minutes east  
(S 58° 15' E) along the north line and a distance of sixty-one  
(61) feet to the point begun at, conveyed to Clifton B.  
M(a)cMullen by deed dated September 19, 1940.

ALSO EXCEPTING and reserving from the above described premises a  
right of way fifteen (15) feet in width lying next northerly on  
the southerly line of premises above conveyed and extending  
westerly from Messalonskee Avenue to the westerly line of said  
premises above described.

BEING the same premises conveyed to Theodore N. Thibeault and  
Denise E. Thibeault in joint tenancy by Warranty Deed from Carl  
H. Hoxie, et al., dated August 4, 1961, and recorded in the  
Kennebec Registry of Deeds in Book 1234 at Page 188, the said  
Denise E. Thibeault now being deceased.

Said premises being subject to easement to Waterville Sewerage  
District to build and maintain and repair a sewer across said

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land, as referenced in deed of Romeo L. Ferland to Wilbert J. Fortin and Elsie M. Fortin by Warranty Deed dated August 11, 1952 and recorded in Kennebec Registry of Deeds Book 926 at Page 252.

ALSO another certain lot or parcel of land, situate in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

BEGINNING at an iron pin in the northwesterly corner of property of Theodore N. Thibeault and Denise E. Thibeault as described in a deed to them from Carl H. Hoxie, et al., recorded in Kennebec Registry of Deeds in Book 1234, Pages 188 and 189; thence running westerly thirty-two and seven-tenths (32.7) feet to a stone bound; thence continuing westerly fifty-seven and five-tenths (57.5) feet to a stone bound at the northwesterly corner of land now or formerly of Joseph Ouirion and Mathilda Ouirion; thence running southerly seventy-three and eight-tenths (73.8) feet to an iron pin; thence running easterly in a line forming an interior angle of  $87^{\circ}18'30''$  with the last mentioned bound one hundred nineteen and six-tenths (119.6) feet to an iron pin; thence northeasterly five (5) feet to an iron pin to the southerly line of property of Theodore N. Thibeault and Denise E. Thibeault; thence northwesterly twenty (20) feet to an iron pin at the southwesterly corner of land of Theodore N. Thibeault and Denise E. Thibeault; thence  $N 29^{\circ}15' E$  seventy-four and eight-tenths (74.8) feet along the westerly line of land of Theodore N. Thibeault and Denise E. Thibeault to the point of beginning.

RESERVING and excepting to Joseph Ouirion and Mathilda Ouirion the right to enter the above-described premises for the purpose of maintaining and repairing or replacing the sewer pipe on said premises as presently used and existing.

BEING the same premises conveyed to Theodore N. Thibeault and Denise E. Thibeault in joint tenancy by Warranty Deed of Joseph Ouirion and Mathilda Ouirion dated August 17, 1964, and recorded in the Kennebec Registry of Deeds in Book 1352 at Page 71, the said Denise E. Thibeault now being deceased.

AND ALSO another lot or parcel of land situate in Waterville, County of Kennebec, State of Maine, and bounded and described as follows, to wit:

BEGINNING at an iron pin situate on the northerly side of Messalonskee Avenue at the southeasterly corner of land owned by Elaine Sawtelle; thence continuing northwesterly for a distance of seventy-eight and eight-tenths (78.8) feet, more or less, to an iron pin; thence continuing northeasterly for a distance of ten (10) feet to a pin, which point is situate on the westerly line of land of Theodore N. Thibeault and Denise E. Thibeault; thence southeasterly along the line of land of the said Theodore N. Thibeault and Denise E. Thibeault to the northerly side of Messalonskee Avenue and the iron pin at the point of beginning.

BEING the same premises conveyed to Theodore N. Thibeault and Denise E. Thibeault in Joint Tenancy by Warranty Deed from Elaine Sawtelle dated August 14, 1972, and recorded in the Kennebec Registry of Deeds in Book 1593 at Page 431, the said Denise E. Thibeault now being deceased.

All of above described premises being subject to those rights granted the City of Waterville to build and maintain a public sewer as recorded in Kennebec County Registry of Deeds Book 727, Page 391 by instrument of Elbridge T. Foster dated April 21, 1937.

And also subject to any pole rights of record for electrical service as granted to Central Maine Power Company, including those from Joseph Ouirion as recorded in Kennebec Registry of Deeds in Book 1453 at Page 99.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **KEVIN D. VEILLEUX**,

his heirs and assigns, to his and their use and behoof forever.

**And** I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as above noted,

that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and

that I and my heirs shall and will warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof**, We, the said **THEODORE N.**

**THIBEAULT** and **CLAIRE H. THIBEAULT**,

~~husband~~ wife of the said **THEODORE N. THIBEAULT**

joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 7th. day of the month of July, A.D. 1986.

Signed, Sealed and Delivered  
in presence of

*Philip S. Baro*  
Philip S. Baro  
*Philip S. Baro*  
Philip S. Baro

*Theodore N. Thibeault*  
Theodore N. Thibeault

*Claire H. Thibeault*  
Claire H. Thibeault

State of Maine, County of Kennebec

BB:

July 7

1986.

Then personally appeared the above named **THEODORE N. THIBEAULT**

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*Philip S. Baro*  
Philip S. Baro  
Notary Public

Printed Name, Philip S. Baro

RECEIVED KENNEBEC SS.

1986 JUL -8 AM 9:00

RECORDED FROM ORIGINAL